

City of Brunswick
Mayor and Council Workshop Minutes
Tuesday, April 20, 2021, 6:00 P.M.

The April 20, 2021 City of Brunswick Mayor and Council Meeting was convened at 6:00 P.M. by Mayor Nathan Brown. The following members and staff were present: Nathan Brown, Mayor; John Dayton, Brian Sandusky, Vaughn Ripley, Andy St. John, Chris Vigliotti, Council Members; Dave Dunn, City Administrator, Carrie Myers, City Clerk, and Bruce Dell, Planning and Zoning Administrator. Also present were Wes Poss, Verdant Development Group, CJ Tyree, Taft-Mills Group, and Bruce Zavos, Project Architect.

Mr. Tyree gave an overview on updated project design, site plan, plans for the Mommer's Building, and the historic review process for the project. He stated DHCD drives the historic review process, with input from MHT. A recent letter from MHT has deemed some of the structures in the proposed project area historically significant, with demolition unfavorable.

Mr. Tyree also stated a proposed parking agreement was currently being drafted by the developer's legal team and would be forwarded to the City shortly.

Mr. Tyree discussed the blue house on Maple Avenue. There have been differing opinions on whether this structure was original wood. The structure is not in good shape and contractor estimates for repair to a usable condition would be anywhere from \$350-\$450,000. He stated the developers do not think this house fits in with the site plan, and leaving it would take away from potential parking and green space.

Mr. Poss discussed the Potomac Street properties including demolition, square footage, potential retail uses, etc.

Council Members offered the following statements and questions:

Mr. Ripley – stated he liked the design of the Mommer's Building and overall current design of the main buildings proposed.

Mr. Sandusky – questioned whether the current building designs still contained too many elevations.

Mr. St. John – stated he was still concerned about the number of historic structures potentially being removed for green space and parking.

Mr. Dayton – asked questions pertaining to the West Potomac Street properties design and historical aspects. Mr. Poss stated that whatever molding could be salvaged and used on the new properties would be used, and other moldings would be custom milled to match existing. Mr. Dayton also asked questions about the historic review process and parking agreement in relationship to the value of the actual land.

Mr. Vigliotti – stated he respected that developers had taken the time to listen to suggestions about building designs. Also stated he'd like to see as many historic structures saved as possible.

Mayor Brown stated a letter was sent from MHT to DHCD providing their opinion on the historical

Public comments were received from the following:

- Cynthia Haggerty – East F Street
- Wayne Allgaier – West C Street
- Amanda Thorstad – West Potomac Street
- Greg Postle – West Orndorff Drive
- Madeline Cowan – West Potomac Street
- Wesley White – East D Street
- Norman Cornelius – East A Street
- Nathaniel Williams – West Potomac Street
- Ken Koll – East F Street

Mr. St. John asked the developers if a land swap were an option for this project. Mr. Tyree stated it was not an option now that tax credits have been awarded.

Mr. Sandusky asked if electric vehicle charging stations would be provided. Mr. Tyree stated charging stations could be offered.

Mayor Brown stated if the City were to enter into a parking agreement with the developers, he'd like the Council to consider doing away with rental of any additional spaces to commuters. He would like the extra spaces to become parking for general downtown usage.

Adjournment

The meeting adjourned at 7:30pm.

Submitted by: Carrie Myers

Approved By: _____ 5/12/21 Witnessed By: _____ 5/12/21
Mayor Date City Administrator Date